

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.14194/3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA362
1. LOCATION	Fairview Commons, St. John's Road, Clondalkin, Co. Dublin	
2. PROPOSAL	245 Houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	8.3.79
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name Mr. A.S. Tomkins, Address 308 Clontarf Road, Dublin 3	
5. APPLICANT	Name Crosspan Developments Limited, Address Moy House, 44 Belvedere Place, Mountjoy Square, Dublin	
6. DECISION	O.C.M. No. P/1715/79	Notified 7th May, 1979
	Date 7/5/79	Effect To grant permission
7. GRANT	O.C.M. No. PBD/51/79	Notified 8th August, 1979
	Date 8th August, 1979	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		
16.		

Prepared by

Checked by

Copy issued by Registrar.

Date

Grid Ref. O.S. Sheet

Co. Accts. Receipt No.

P 61 / 5.1 / 79

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Mr. A.S. Jenkins, A.I.A.S. Decision Order P/2725/79: 7/5/79
308 Clontarf Road, Number and Date
Dublin 3. Register Reference No. S.A. 202
 Planning Control No. 14194/3853
 Application Received on 8/3/79

Applicant Crosspen Developments Limited.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed 245 houses at Fairview Commons, St. John's Road, Clonsilla, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £50,000.0 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance until taken-in-charge by the Local Authority of roads, open space, car parks, sewers, watermain or drains, has been given by: (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £51,000.0 which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermain and drains are taken-in-charge by the Council.	5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(Contd. Over/...)

Done on behalf of the Dublin County Council: _____

for Principal Officer **8 AUG 1979**

Date: _____

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

(b) Lodgment with the Council of Cash £24,000.0 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction, on the provision and completion of such services to standard specification. Or/

(c) Lodgment with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority, and such lodgment in any case has been acknowledged in writing by the Council.

NOTE: When development has been completed the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
8. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.
9. That no dwelling be occupied until all the services have been connected thereto and are operational.

5. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1964.

For Principal Officer.

P 8) / 5.1 / 79

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Mr. S.S. Taskiran, A.I.A.S.,
303 Clontarf Road,
Dublin 3.

Decision Order
Number and Date 8/2725/79: 7/8/79
Register Reference No. S.P. 362
Planning Control No. 14154/2023
Application Received on 8/3/79

Applicant Developer Developments Limited.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed 245 houses at Fairview Commons, St. John's Road, Clontarf, Co. Dublin.

CONDITIONS

REASONS FOR CONDITIONS

- 10. That the area shown as open space be levelled, mowed and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
- 11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- 12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
- 13. That the screen walls in brick or similar suitable materials not less than 2 metres high, suitably capped and finished, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully planned and agreed with the County Council before construction. Timber fencing is not acceptable.
- 14. That existing mature trees and hedges be maintained insofar as possible and tree removal proposals must be with the approval of the County Council.

- 10. In the interest of the proper planning and development of the area.
- 11. In order to comply with the Sanitary Services Act, 1878 - 1964.
- 12. In the interest of the proper planning and development of the area.
- 13. In the interest of visual amenity.
- 14. In the interest of the proper planning and development of the area.
(Cont'd. Over/...)

WF

.....ed on behalf of the Dublin County Council:

for Principal Officer

8 AUG 1979

Date:

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

15. That each house have a front building line set back of 25-ft. and a rear garden depth of 25-ft.
16. That the requirements of the Roads Department, as specified in R.P. 101, be strictly adhered to.
17. That prior to commencement of development on the site, the line of the proposed Melville/Fenthill Road reservation affecting the site be set out and checked by an Engineer from the Roads Department.
18. That prior to commencement of development on the site, St. John's Road be widened from the western limit of the site for a distance of 1,000-ft. to the houses backing onto Mayle Park College; the widening to consist of a 24-ft. carriageway with 6-ft. verges and 6-ft. footpaths. Details to be agreed with Roads Engineer. This work to be carried out at applicant's expense. Public lighting to be provided.
19. That a financial contribution of £250, per house to be paid by the applicant to Public County Council towards the cost of the construction of the proposed Melville/Fenthill Road from the New Ranger Road to the Ercco River. This road will provide a permanent access to the site.
20. That the temporary accesses to St. John's Road be closed when the permanent access is available. The number and location of temporary points to be the subject of agreement with Roads Engineer.
21. That houses on sites 151 - 172 inclusive be omitted until such time as the temporary access from Road No. 9 is no longer required.
22. That all of that area of Road No. 1 in the applicant's ownership be constructed as part of this development.
23. In the interest of the proper planning and development of the area.
24. In the interest of safety and the avoidance of traffic hazard.
25. In the interest of the proper planning and development of the area.
26. In the interest of safety and the avoidance of traffic hazard.
27. The provision of such a service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
28. In the interest of the proper planning and development of the area.
29. In the interest of the proper planning and development of the area.
30. In the interest of the proper planning and development of the area.

For Principal Officer.

DUBLIN COUNTY COUNCIL

PBD 152179

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: Mr. J.S. Tomkins, A.I.A.S.,

Decision Order P/2715/79: 9/14/79
Number and Date

200 Clontarf Road,

Register Reference No. S.S. 300

Dublin 3.

Planning Control No. LA194/3853

Application Received on 8/3/79

Applicant **Georgan Developments Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed 248 houses at Fairview Centre, St. John's Road, Clontarf, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>23. That satisfactory arrangements be made for the relocation of the 110 M.F. line traversing the site. Details to be agreed with the E.S.B. and the Planning Authority prior to development.</p>	<p>23. In the interest of the proper planning and development of the area.</p>
<p>24. That the reservation for the Local Distributor Road in the north-west corner be 70-ft. and not 50-ft., as shown on plans. That part of the Local Distributor Road in the applicants' ownership be constructed by the applicants as part of this development.</p>	<p>24. In the interest of the proper planning and development of the area.</p>
<p>25. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineer. In this regard applicants to indicate clearly the proposed watermain layout. Details, including design figures and longitudinal sections of foul and surface water sewers, including outfall details, to be submitted. Lodged plans do not show outfall positions of foul and surface water sewers nor do they indicate the public sewers into which it is proposed to discharge.</p>	<p>25. In order to comply with the Sanitary Services Acts, 1875 & 1884.</p>

(Contd. Over/...)

Done on behalf of the Dublin County Council:

for Principal Officer **8 AUG 1979**

Date:

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

FUTURE PRINT

NOTE: The applicant is advised that the land to the south of Road No. 1 which is believed to be in his ownership has been designated as a school site in the Draft Action Plan for the area and that no permission for residential or other similar development will issue on these lands.

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For Principal Officer.